

Design and Access Statement

Proposed Extensions and Alterations
North Lodge
Park Lane
Upper Swanmore
Southampton
SO32 2QQ



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Prepared November 2021 on behalf of Mr and Mrs F Kinchin.
To accompany a Householder Planning Application.
Doc. Ref: 2020.10.01_Design and Access Statement.
Rev A. Final version for planning.

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Introduction

This document is an assessment of the proposal to undertake an extension and alterations at *North Lodge, Upper Swanmore*.

Its aim is to briefly explain the design principles which have been adopted, and to address in sub categories, matters such as scale, layout and appearance.

This document has been prepared for the purpose of accompanying a Householder Planning Application to the local Planning Authority, which in this instance, is South Downs National Park.

Relevant Planning Policies for this site are contained within the *South Downs Plan*, formally adopted 2nd July 2019. In addition to the general planning policies which apply, specific reference is made to policy SD31; *Extensions to existing dwellings, and provision of annexes and outbuildings*, and the text within the SDNP supplementary *Technical Advice Note (hereafter referred to as TAN), Third Update, 23rd July 2021*.

This application has come forward on the strength of a positive pre-application enquiry to the SDNP (ref: SDNP/21/05928/PRE).

1.00 Site and Surroundings

1.01

The site of North Lodge lies on the southern side of Park Lane, approximately 1.0 mile north of the village of Swanmore, and approximately 1.75 miles to the east of the town of Bishops Waltham. As identified within the South Downs Local Plan, the site lies outside of any defined settlement boundary.

1.02

The location could be described as being rural and the landscape character assessment within the South Downs Local Plan is designated *D1, South Winchester Downland Mosaic (enclosed)*.

1.03

The site falls within the designated South Downs National Park boundary.

1.04

The domestic site curtilage extends to an area of circa 1,165m² as edged in red on the accompanying Site Location Plan.

1.05

North Lodge is one of two gate houses / lodges (the other being South Lodge) believed to have been originally constructed to serve Swanmore Park Estate, which is situated approximately 200m to the south of the application site. Both lodges are shown on the 1841 Tithe map.

1.06

The north access to Swanmore Park House (now subdivided into a number of apartments / dwellings) is via a tree-lined driveway running alongside the western boundary of North Lodge. This also provides vehicular and pedestrian access to the application site, with on-site parking immediately to the south of the dwelling, whilst towards the southern end of the site, there is further on-site parking for several cars, together with a detached garage and garden store which is set back circa 6.0m from the track.

1.07

North Lodge itself sits at the northern end of the site, with the private amenity space occupying most of the remaining area to the south. The southern end of the site is slightly elevated from the dwelling and adjacent driveway, and slopes gently down in a north-westerly direction. The dwelling is visible from both directions when approaching along Park Lane. The property also sits close (4 - 7m) to the access drive to Swanmore Park House to the west, and circa 3.5 - 4m from Park Lane to the north.

1.08

Details of the site topography and features can be found on the accompanying topographic survey by Paul Stubbington Land Surveys.

1.09

North Lodge is a non-listed, detached two storey, 2 bedroomed dwelling, which appears to have been constructed on a 'T' shaped footprint, with later, single storey extensions to the north and east. The walls are predominantly of Flemish brickwork with a double plinth course to the original building. The original southern projection has been rendered and painted. The roof to the main portion of the dwelling is pitched with plain clay tiles and brick gabled ends, incorporating feature brick detailing. The main roof features a large brick chimney positioned centrally on the ridgeline.

The later additions are largely covered with felt flat roofs with a small pitched gable roof to both the east and north elevations.

1.10

North Lodge briefly comprises on the ground floor; entrance porch, lounge, dining room, second reception room (doubles up as a third bedroom), kitchen, bathroom, WC and utility, and on the first floor; two bedrooms and a storage area within the roof void. The first floor accommodation is within the main roof space, having skimming ceilings and restrictive head height at the eaves.

The floor areas are given below (2.02).

1.11.

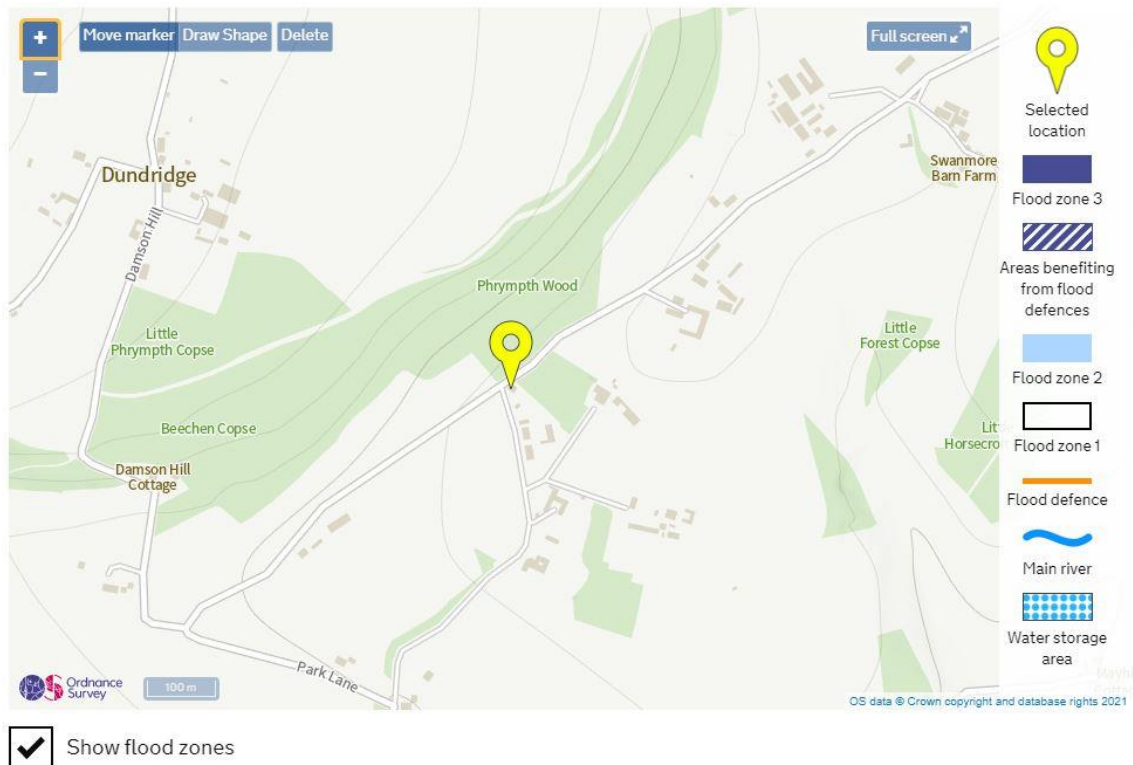
The private garden enjoys a reasonable level of privacy as there are no other properties within close proximity of the site. To the north (on the opposite side of Park Lane) is Phrympt Wood / Beechen Copse (SINC); circa 110m to the east is Dairy Cottage; circa 45m to the south is Poultry Houses, and immediately to the west is open farmland.

1.12

The site is bounded on the north, east and south sides by a low level brick wall, reinforced in places with hedging. The west boundary adjacent to the access drive has a circa 3-5m grass verge before a hedgerow provides screening to the garden. The off-site trees lining the access drive are covered by a group TPO (ref: 0423G1 / 00080-2003-TPO).

1.13

The site is located within a flood risk zone 1, an area with a low probability of flooding. See map below:



© 2021. flood-map-for-planning.service.gov.uk

In such zones, The Environment Agency require a floor risk assessment (FRA) if the application site is any of the following:

- Bigger than 1 hectare (1ha)
- In an area with critical drainage problems as notified by the Environment Agency
- Identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- At risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

The application site at 0.11ha is less than 1ha and not believed to be at risk from other sources of flooding. As such, it is considered not a requirement to supply a Flood Risk Assessment.

2.00 Design Solution

2.01 Use

The site will remain in residential use.

The use of the proposed extensions will be incidental to the host dwelling.

2.02 Amount

The proposal is for:

- A two storey extension to the south.
- Raising of the ridgeline to the south projection.
- Rationalising the ground floor layout.
- Upgrading dilapidated previous single storey extensions.

The gross internal floor area (GIA) of the existing dwelling is 90.5m² (first floor area measured above 1.5m headroom). It is believed this is how the dwelling existed on 18 December 2002. In the supporting text of the TAN, a small dwelling is defined as one having a total GIA of less than 120m². North Lodge therefore falls into this category.

The primary objective of Policy SD31 of the South Downs Local Plan is to reduce the loss of small and medium sized homes in the National Park, by limiting extensions to existing small and medium sized dwellings to approximately 30% of the GIA, as the dwelling existed on 18 December 2002. Whilst there is no definition within the TAN of a medium sized dwelling, para. 3.6 states that “...a medium sized dwelling in the South Downs is typically considered to have 1, 2 or 3 bedrooms”.

Para 3.9 of the TAN states:

“In some cases, where an existing dwelling is particularly small, an extension or replacement that exceeds an approximately 30% floorspace increase may still ensure that the resultant floorspace remains below 120m² GIA. In such situations, there would be no loss of a small or medium sized dwelling so the proposal would be considered acceptable in terms of the percentage floorspace increase.”

Therefore, based on the above criteria of 30%, the 'approximate' potential additional floor area in this instance is **27.15m²**, or up to **29.5m²** if para 3.9 of the TAN is applied.

The areas below demonstrate the proposal fits within this criteria.

The proposed GIA's of the extensions are as set out below in m²:

- First floor by raising of roof 5.4
- Two storey extension 22.6
- **Total Proposed Floor Area** **28.0**

It is therefore considered that the proposal accords with the objectives of Policy SD31, in terms of its percentage floor space increase, and there will be no loss of a small or medium sized home. This is further confirmed within the SDNP pre-application advice letter.

2.03 Layout

The applicant's primary objectives are to create a third first floor bedroom, together with a shower room if space permits, and to rationalise the ground floor layout, including moving the staircase to a more convenient location away from the kitchen / dining area.

The proposed scheme removes the current entrance porch and utilises the existing reception room on the south side as a new entrance hall with stairs to the first floor. The existing roof immediately above is raised to increase the useable headroom and facilitate access to the bedrooms. The current main entrance door will be blocked and a new entrance formed by replacing an existing window on the south elevation. An open sided porch is also proposed to the front door.

The new hall will provide convenient access to the existing lounge, and the remainder of the ground floor via the proposed extension immediately to the east. The extension will create a relaxation area with glazed walls to enjoy the views over the surrounding farmland and garden. The extension will open up into the dining and kitchen areas by removing sections of existing internal walls. The current roof above the single storey element will be raised to provide a higher ceiling internally (to approx. 2.3m, the existing being 1.8-2m).

The existing ground floor bathroom and utility will undergo minor alteration to improve access and circulation.

On the first floor, a small shower room serving all 3 first floor bedrooms will be created within the raised roof to the front of the dwelling. The current storage area will accommodate the new stairs and extended landing. A third bedroom will be created within the two storey extension.

2.04 Scale

The proposed extension will be of 1.5 storey height to reflect that of the host dwelling, with an overall ridge height lower than the existing main ridge. The proposed raising of the perpendicular front ridge will remain below that of the existing main ridge. Both elements will therefore appear subservient to the host dwelling.

As previously described, the height of the existing single storey element will be raised by approximately 500mm, and the rooflines rationalised.

It is therefore considered that the proposal is sympathetic and in keeping with both the host property and surrounding area, in terms of its scale and

massing. The SDNP pre-application advice letter states; “*Based on the submitted drawings, the design of the proposed works are not considered to be intrusive on the landscape setting or the dwelling character. The extensions appear to be subservient and do not appear to dominate the dwelling as a whole*”.

2.05 Landscaping

The landscaping of the site is simple and will remain largely extant, with some minimal alterations to the hard and soft landscaping in the location of the proposal.

No significant trees or hedgerows will be affected by the proposal.

Due to the proximity of the proposal to a TPO area (00080-2003-TPO), an Arboricultural Report (AIA/method statement) which includes tree protection measures, has been prepared by *Helen Brown Treescapes* in support of the proposal.

2.06 Appearance

The extensions and external alterations reflect the appearance of the host dwelling, with the gable theme continued throughout.

Due to the challenge of successfully matching the existing brickwork, it is proposed to use a suitable natural wood, such as douglas fir, to clad the majority of the extensions, and continue this to cover the poor quality brickwork of the later single storey additions. Composite type cladding **should not** be used. Where there are small areas of face brickwork, these should utilise bricks reclaimed from the host dwelling.

The proposed materials should be selected to match existing as closely as possible, and where practical, existing materials should be re-used and be locally distinctive to blend with the countryside location.

- Face brickwork to external walls.
- Horizontal timber cladding, such as douglas fir.
- Plain tiles to pitched roofs.
- Cottage style casement timber windows with Georgian bars.
- Directly glazed oak framing to the ground floor of the two storey extension.
- Aluminium rainwater goods to match size / profile of existing.

It is therefore considered that the proposal to extend, rationalise, and alter the dwelling will result in a visual enhancement to its setting within the National Park.

2.07 Access

Vehicular and pedestrian access to the dwelling will remain largely unaltered, with some alterations expected to the parking area immediately in front of the dwelling.

2.08 Ecosystem Services & Biodiversity

Details of possible 'actions' relating to this householder development, to comply with Policy SD2 of the SDNP, have been provided in a separate document to accompany this statement.

Ecology matters are being undertaken by local company, *Phillips Ecology* who have completed a Bat Roost Assessment, which includes emergence surveys. A copy of the report is included within this application, and provides mitigation measures in respect of protected species found on site, together with appropriate biodiversity enhancement measures.

2.09 Energy Conservation

It is proposed to undertake extensive improvements to the fabric of the existing dwelling in order to improve its thermal performance. The existing walls are largely of solid brick construction and are uninsulated.

The extended dwelling should be constructed of high quality materials, where appropriate from renewable sources, and will be well insulated to accord with current stringent legislation and will be fitted with efficient heating systems and zoned controls so as to minimize carbon emissions.

The dwelling should be fitted with 'A+' rated appliances, energy efficient light bulbs/fittings and dual flush/water saving cisterns. Any external light fittings where possible should be solar powered.

The proposal includes the installation of 16no. ground mounted solar PV (Photovoltaic) panels in a discrete location in the south-east corner of the site, to provide approximately 6kW of renewable energy. The panels will be screened by a new low level native countryside mix hedgerow.

2.10 Dark Night Skies

The proposal will need to give due consideration to the potential effect on dark night skies. The proposal is to extend an existing dwelling, so there is no intensification of existing use, or change of use. There will be one glazed lantern within the replacement flat roof which will be in lieu of two large rooflights.

Due to the location of the site within the South Downs National Park and the Dark Night Skies designation *E1b (Transition Zones)*, the proposed lighting scheme should aim to achieve a suitable balance between maintaining the dark sky and ensuring safe access to and from the dwelling, including an appropriate level of security given the secluded location. The lighting scheme should, therefore, be designed in accordance with the recommendations of '*Guidance Notes for the Reduction of Obtrusive Light, GN01:2011*', within Environmental Zones E0 / E1 (National Parks) as designated.

Control measures should be adopted to reduce unnecessary light pollution. Examples are given below:

- All external light fittings to have a zero ULR (Upward light ratio).
- All external light fittings to be timer controlled with only motion triggered security and access lighting operating between the hours of 23:00 and 06:00.
- Use lights less than 1000 lumens.
- Shield lights above 500 lumens.
- All light fittings to be timer controlled with only motion triggered security and access lighting operating between the hours of 23:00 and 06:00.
- Different surface types to reduce the amount of reflectivity.
- The glazed lantern will be fitted with a remote black out blind.
- Either low transmittance glass or black out curtains will be fitted to the large areas of glazing to the extension.

3.00 Relevant Planning History

3.01

Utilising the property search facility available on both the SDNP and WCC websites as of 17.11.21, there are no records of relevant planning applications for this property.

3.02

SDNP:

Property Address

200000179613 | North Lodge Park Lane Swanmore Southampton Hampshire SO32 2QS

[← Back to search results](#)

Address	Property History (0)	Constraints (8)	Map
UPRN:	200000179613		
Full Address:	North Lodge Park Lane Swanmore Southampton Hampshire SO32 2QS		
Property Description:	North Lodge		
Property Number:			
Street:	Park Lane		
Town:	Swanmore		
Postcode:	SO32 2QS		
Ward:	Central Meon Valley Ward		
Parish:	Swanmore Parish Council		

3.03. WCC:

Property Address

200000179613 | North Lodge Park Lane Swanmore Southampton Hampshire SO32 2QQ

[← Back to search results](#)

Address	Property History (0)	Constraints (6)	Map
UPRN:	200000179613		
Full Address:	North Lodge Park Lane Swanmore Southampton Hampshire SO32 2QQ		
Property Description:	North Lodge		
Property Number:			
Street:	Park Lane		
Town:	Swanmore		
Postcode:	SO32 2QQ		
Ward:	CENTRAL MEON VALLEY WARD		
Parish:	Swanmore Parish Council		

4.00 Documentation

The following documents are provided in support of the application:

- Drawing No: 2020.10.01/PL01; Proposed Plans and Elevations.
- Drawing No: 2020.10.01/PL02; Proposed Site Layout Plan & Site Location Plan.
- Ecosystems Services table of possible 'Actions'.
- Paul Stubbington Topographic and Measured Building Survey ref: 8853/01 and 02.
- Arboricultural Impact Assessment and Method Statement dated 22.01.24, by *Helen Brown Treescapes*.
- Bat Roost Assessment by *Phillips Ecology*.
- CIL questions.
- Pre-application advice letter dated 4th May 2023.

5.00 Appendix A. Photographs



5.01. South elevation 1.



5.02. South elevation 2.



5.03. East elevation 1.



5.04. East elevation 2.



5.05. East elevation 3 looking west from garden.



5.06. East elevation 4.



5.07. North elevation 1.



5.08. North elevation 2 looking south.



5.09. North elevation 3.



5.10. West elevation 1 looking east from Park Lane.



5.11. Looking south from Park Lane towards access drive to Swanmore Park House.



5.12. North elevation looking south from Park Lane.



5.13. Looking north from access drive.



5.14. Garage from garden.



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